Town of Henderson
12105 Town Barn Rd.
Henderson, NY 13650
Town Board Meeting
March 10, 2026

A regular meeting of the Town Board of the Town of Henderson, County of Jefferson and the State of New York was held at 12105 Town Barn Rd, at 6:00PM, on the 10th day of March 2026.

PRESENT:	Karen Richmond	---	Supervisor
	Matthew Owen	---	Councilperson
	David Poulin	---	Deputy Supervisor/ Councilperson
	Torre Parker Lane	---	Councilperson
	Wendy Flagg	---	Town Clerk
ABSENT:	Lindsay Witmer	---	Councilperson

Town Board meeting opened at 6:00 PM with Supervisor Richmond leading the Pledge of Allegiance.

Old Business Public Comments: Ginger Cook questions on B & L payments, displeased with Nexamp PILOT program

MOTION
MINUTES
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Owen, Poulin, Parker Lane
Nays 0
Richmond – abstains – absent from meeting
Motion to accept minutes from February 11, 2026 Town Board meeting as written.

MOTION
AUDIT OF CLAIM
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to authorize payment of abstract #3 includes vouchers 26-00104- 26-00171 for a total amount of $97,453.12.

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Summary by Payable Account

Payable Acct	Total Amount
General	$ 31,326.77
Highway	$ 38,739.62
Water Dist. 1	$ 6,878.20
Water Dist. 2	$ 4,837.18
Special Lighting Dist.	$ 822.85
Trust & Agency	$ 1409.00
Sewer Capital Fund	$ 13,439.50

MOTION
SUPERVISOR REPORT
On a motion by Councilperson Owen, second by Councilperson Parker Lane the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Parker Lane, Poulin
Nays 0

Motion to accept February Supervisor's report as presented by Supervisor Richmond.

Town Board members were provided with a copy of the monthly revenues and appropriations report.

Donna Martel, Bookkeeper for Town of Henderson discussed Certificates of Deposits renewals and Fund Balance with Board.

MOTION
FUND BALANCE A MONEY TRANSFER
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to move $50,000.00 from General A Fund Balance to reserve funds.

MOTION
WATER DISTRICT MONEY TRANSFER
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0
Motion to move $20,000.00 from Water District #1 to reserve funds.

MOTION

CERTIFICACTE OF DEPOSIT RENEWALS

On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to allow Supervisor Karen Richmond to sign Certificate of Deposit Renewals date 03/10/2026.

Monthly report from Water Dist. & Zoning Enforcement Officer, Ken Vance

Highway Superintendent Corey Bolton looking to order new plow truck. Board was provided with quotes from State Contract which will take 2 to 3 years to come .

Also discussed buying two new pick-up trucks sell the 2014 Water Department pick up and trade one town truck. Board was provided with quotes.

MOTION

PRE PAY FOR "IN THE STICKS" BILL

On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to pre-pay "In the Stick" bill for repairs to highway truck in the amount of $1027.00.

Sewer Update: reviewed items completed last month, performed SEQRA part 1 review with Board. Set Public Hearing for April 21st, 2026 at 6:00PM at Community Hall

RESOLUTION #2026-03-10-036

Proposed Action: Town of Henderson Sewer District No. 1

RESOLUTION DECLARING THE INTENT OF THE TOWN OF HENDERSON TOWN BOARD TO ACT AS LEAD AGENCY

WHEREAS, the Town of Henderson (Town) is proposing the Town of Henderson Sewer District No. 1 (Project), located in the Town of Henderson, Jefferson County, New York; and

WHEREAS, the Project has been classified as a "Type I Action" as defined by the State Environmental Quality Review Act (SEQRA) in 6 NYCRR Part 617.4; and

WHEREAS, it is the intent of the Town of Henderson Town Board to assume the role of "Lead Agency" for purposes of conducting a SEQRA/SERP assessment of the Project; and

WHEREAS, the Town previously completed a SEQRA review for the project and issued a Negative Declaration for the project in 2018, and re-issued a Negative Declaration for the project in 2020 and 2023 following project scope changes; and

WHEREAS, the Town is conducting a new SEQRA review to account for additional changes to the project scope reflected in an updated Preliminary Engineering Report prepared by Barton & Loguidice, D.P.C. in February 2026; and

WHEREAS, Part I of a Full Environmental Assessment Form (FEAF) has been completed, reviewed by the Town of Henderson Town Board, and will be circulated to all Interested and Involved Agencies for purposes of establishing the Town of Henderson Town Board as "Lead Agency" in accordance with 6 NYCRR Part 617.6(b).

NOW, THEREFORE, BE IT

RESOLVED AND DETERMINED, that the Supervisor of the Town of Henderson hereby is authorized to sign Part I of the FEAF (page 13); and it is further

RESOLVED AND DETERMINED, that the Town of Henderson will send said Part I of the FEAF and associated site figure to the attached list of "Interested and Involved Agencies" under cover of a "Notice of Intent to Establish Lead Agency" letter for purposes of establishing Lead Agency status under the SEQRA/SERP; and it is further

RESOLVED, that the Supervisor of the Town of Henderson and the Town Board, together with the Town of Henderson Attorney and B&L, are hereby authorized to take all actions, serve all notices, and complete all documents required to give full force and effect to this determination.

The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows:

Name	Vote
Karen Richmond, Supervisor	Yes
Matthew Owen, Board Member	Yes

David Poulin, Board Member	Yes
Torre Parker-Lane, Board Member	Yes
Lindsay Witmer, Board Member	Absent

The foregoing resolution was thereupon declared duly adopted.

Dated: March 10, 2026

I hereby certify that this resolution was adopted on March 110, 2026 and is recorded in the Meeting Minutes of the Town of Henderson.

RESOLUTION #2026-03-10-037

TOWN OF HENDERSON TOWN BOARD
PUBLIC HEARING RESOLUTION AND ORDER

At a Regular Meeting of the Town Board of the Town of Henderson, Jefferson County, New York, held at the Town Hall located at 12105 Town Barn Road, New York 13650 on March 10, 2026 at 6:00 PM.

The meeting was called to order by the Supervisor and upon roll being called, there were:

PRESENT:	Karen Richmond	Supervisor
	Matthew Owen	Councilor
	Torre Parker-Lane	Councilor
	David Poulin	Councilor
	Lindsay Witmer	Councilor -Absent

IN THE MATTER OF

AN INCREASE IN THE MAXIMUM AMOUNT TO BE EXPENDED FOR THE IMPROVEMENT OF FACILITIES IN THE

TOWN OF HENDERSON SEWER DISTRICT NO. 1 IN THE TOWN OF HENDERSON, JEFFERSON COUNTY, STATE OF NEW YORK PURSUANT TO ARTICLE 12-A (§209-h) OF THE TOWN LAW ("Sewer District No. 1")

Councilor Owen moved and Councilor Parker Lane seconded the following resolution:

WHEREAS, a Map, Plan and Report was previously prepared in such manner and in such detail as heretofore has been determined by request by the Town Board of the Town of Henderson, New York (the "Town"), relating to the creation and construction, pursuant to Town Law Article 12-A, of sewer system improvements to be known and identified as the Town of Henderson Sewer District No. 1 ("Sewer District No. 1"); and

WHEREAS, a Resolution and Order of the Town of Henderson Town Board to Approve the Formation of the Town of Henderson Sewer District No. 1 Pursuant to Article 12-A of the Town Law was duly adopted in August of 2018; and

WHEREAS, the Resolution and Order further determined that the Sewer District improvements would be constructed at a cost not to exceed a total of Eleven Million Seven-Hundred Twenty-Five Thousand and 00/100 ($11,725,000.00) Dollars; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the footprint of the Sewer District and in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, on August 11, 2020, the Town passed a Resolution and Order Extending the Town of Henderson Sewer District No. 1 pursuant to Article 12-A of the Town Law; and

WHEREAS, the 2020 Resolution and Order further determined that the Sewer District improvements would be constructed at a cost not to exceed a total of Thirteen Million Nine-Hundred Fifteen Thousand and 00/100 ($13,915,000.00) Dollars; and

WHEREAS, the 2020 Resolution was adopted subject to permissive referendum in accordance with Article 12-A of the Town Law; and

WHEREAS, no petitions were filed triggering a referendum; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, on November 28, 2023, the Town passed a Resolution and Order determining that the Sewer District improvements for Town of Henderson Sewer District No. 1 would be constructed at a cost not to exceed a total of Twenty-Eight Million and 00/100 ($28,000,000.00) Dollars pursuant to Article 12-A of the Town Law; and

WHEREAS, the 2023 Resolution further determined that the estimated cost of the Sewer District to the "typical one or two family home" was Six Hundred Ninety-Three and 00/100 ($693.00) Dollars; and

WHEREAS, the 2023 Resolution further determined that there would be no estimated hook-up costs because the project was designed as a "turnkey" project; and

WHEREAS, the 2023 Resolution was adopted subject to permissive referendum in accordance with Article 12-A of the Town Law; and

WHEREAS, no petitions were filed triggering a referendum; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, however, due to significant increases in the cost of labor and materials and high inflation as well as a change in the project design and scope, the Town Board has become aware of the need to now increase the maximum amount proposed to be expended for the construction of the improvements within the Sewer District; and

WHEREAS, a Map, Plan and Report, prepared by Barton & Loguidice, competent engineers duly licensed by the State of New York, dated February 2026, has been prepared in such manner and in such detail as heretofore has been determined by the Town Board, relating to the establishment of and the increase in the maximum amount to be expended for the Sewer District; and

WHEREAS, the Map, Plan and Report, as revised, has been duly filed in the Office of the Town Clerk of the Town; and

WHEREAS, the boundaries of the proposed Sewer District are those properties and areas within the Town as set forth in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Sewer District improvements include those described in the Map, Plan and Report and consist generally of a newly constructed low-pressure and gravity collection system to serve the Town along the Bay including, but not limited to, County Route 123, portions of County Route 72, portions of State Route 3, and portions of County Route 178; and

WHEREAS, the maximum amount proposed to be expended for the construction of the Sewer District is proposed to be increased from Twenty-Eight Million and 00/100 ($28,000,000.00) Dollars to Fifty-One Million Three-Hundred Thousand and 00/100 Dollars ($51,300,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments shall be borne entirely by the properties located within the described benefitted areas including the several lots and parcels of land within said benefitted areas as associated with the Sewer District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, as generally described in Schedule "B" and as set forth more fully in the Map, Plan and Report, and further that the Town

has determined to seek and obtain public sources of funding and financing through a variety of sources including the New York State Environmental Facilities Corporation ("NYSEFC"), the Bipartisan Infrastructure Law ("BIL"), the United States Department of Agriculture – Rural Development ("USDA-RD") and the New York State Department of Environmental Conservation ("DEC"), as well as other sources, for the construction and administrative costs associated with the creation and construction of the Sewer District; and

WHEREAS, as a result of the increase in the maximum amount proposed to be expended the cost to the typical property is estimated to be Seven-Hundred Ninety and 00/100 Dollars ($790.00) and Fifteen-Hundred Eighty and 00/100 Dollars ($1,580.00) for a typical two family home based upon the funding scenario and estimates as set forth in Schedule "B"; and

WHEREAS, there are no estimated hook-up costs because the project was designed as a "turnkey" project; and

WHEREAS, the cost and expenses of operation and maintenance of said Sewer District, shall be a function of charges to the benefited property owners and shall not be a general charge against the Town; and

WHEREAS, the Town Board has heretofore caused to be prepared and filed for public inspection with the Town Clerk, a detailed explanation of how such estimates were computed; and

WHEREAS, the Town Board previously conducted an environmental review of the proposed Sewer District project pursuant to the New York State Environmental Quality Review Act ("SEQRA") and determined that the project is a Type 1 Action, that the Town Board would act as lead agency and that a Full Environmental Assessment Form would be prepared; and

WHEREAS, having given due consideration to the impact that the creation and construction of the Sewer District may have on the environment, the Town Board determined that the project would not have a significant impact on the environment and therefore issued a Negative Declaration for purposes of SEQRA; and

WHEREAS, as a result of the change in the project scope and proposed design the Town Board declared itself lead agency for an additional SEQRA review by resolution dated March 10, 2026.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that on April 21, 2026, a hearing of the Town Board of the Town of Henderson shall be held at 8939 State Route 178, Henderson, NY 13650 at 6:00 PM, or as soon thereafter as the matter can be heard to consider the increase in the maximum amount proposed to be expended for the Sewer District and the construction of sewer improvements herein referred to and to hear all persons interested in the subject thereof, concerning the same and for such other action on the part of the Town Board with relation thereto as required by law; and it is further;

RESOLVED AND ORDERED that the Town Clerk cause a copy of this order to be published once in a newspaper having a general circulation in the Town and designated as the official newspaper of the Town for such purposes and to also post a copy thereof on the Town's official signboard maintained pursuant to Section 30(6) of the Town law; and to further place a copy of this order upon the Town's website, all as certified by the Town Clerk, the first publication thereof and said posting are to be not less than 10 nor more than 20 days before the day designated for the hearing as aforesaid, all in accordance with the applicable provisions of the Town Law; and it is further;

RESOLVED AND ORDERED that the Town Clerk file a certified copy of this order with the Comptroller of the State of New York on or about the date of publication and posting of a copy of this order.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Karen Richmond	**Supervisor**	**Voted**	**Yes**
Matthew Owen	**Councilor**	**Voted**	**Yes**
Torre Parker-Lane	**Councilor**	**Voted**	**Yes**
David Poulin	**Councilor**	**Voted**	**Yes**
Lindsay Witmer	**Councilor**	**Voted**	**Absent**

The foregoing resolution was thereupon declared duly adopted.

DATED: March 10, 2026

SCHEDULE "A"
Written Boundary Description
Town of Henderson Sewer District No. 1

Jefferson County, New York

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henderson, County of Jefferson, State of New York and being more particularly described as follows:

BEGINNING at a point in the southerly shoreline of Lake Ontario (Henderson Harbor) at its intersection with the easterly boundary of Jefferson County Assessment Parcel 98.14-1-57

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.14-1-57, the easterly terminus of Bayshore Drive and the easterly boundary of Jefferson County Assessment Parcel 98.14-1-63.5 to the northerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3, to the intersection of said Highway Limits with the westerly margin of Windward Lane and the northerly margin of County Route 123 (Harbor Road);

THENCE in a generally southwesterly direction, along the northerly margin of County Route 123 (Harbor Road) to a point of intersection of the easterly boundary of Jefferson County Assessment Parcel 98.14-1-70 extended;

THENCE in a generally southeasterly direction, passing through county Route 123 (Harbor Road) to the northeasterly corner of Jefferson County Assessment Parcel 98.14-1-70;

THENCE in a generally southeasterly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.14-1-70 to the southeasterly corner thereof;

THENCE In a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 98.14-1-71.2;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 98.14-1-71.2 to the southerly road margin of County Route 123 (Harbor Road);

THENCE in a generally westerly direction, along the southerly road margin of County Route 123 (Harbor Road), to the easterly boundary of Jefferson County Assessment Parcel 98.14-1-73.3:

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 98.14-1-73.3 and 98.14-1-73.1 to the northerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 98.17-1-49.1;

THENCE in a generally southerly direction, passing through New York State Route 3, to the northeasterly corner of Jefferson County Assessment Parcel 98.17-1-34.2;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.17-1-34.2 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 98.17-1-34.2, 98.17-1-34.1 and 98.17-1-34.4, to the southeasterly corner of Jefferson County Assessment Parcel 98.17-1-33;

THENCE in a generally southwesterly direction, along the southerly boundary of Jefferson County Assessment Parcel 98.17-1-33 to the southwesterly corner thereof;

THENCE in a generally northwesterly direction, along the westerly boundary of Jefferson County Assessment Parcel 98.17-1-33 to the southerly highway limits of New York State Route 3

THENCE in a generally northwesterly direction, passing through New York State Route 3, to the westerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly and southerly direction, along the westerly Highway Limits of New York State Route 3, crossing County Route 72 (Harbor View Road) and continuing, to the southeasterly corner of Jefferson County Assessment Parcel 106.05-1-6.1;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-6.1 to the southwesterly comer of Jefferson County Assessment Parcel 106.05-1-6.1;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.05-1-18, 106.05-1-17, 106.05-1-16 and 106.05-1-14, to the southeasterly corner of Jefferson County Assessment Parcel 106.05-1-14;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-14 to the easterly boundary of Jefferson County Assessment Parcel 106.05-1-10;

THENCE In a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.05-1-10 to northerly boundary of Jefferson County Assessment Parcel 106.05-1-7.2;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.05-1-7.2 to the northeasterly corner of thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.05-1-7.2, 106.05-1-8.21, and 106.09-1-1, to the northeasterly interior comer of Jefferson County Assessment Parcel 106.09-1-1:

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-1-1 to the westerly Highway Limits of New York State Route 3;

THENCE in a generally southerly direction, along the westerly Highway Limits of New York State Route 3 to a point of intersection of the northerly boundary of Jefferson County Assessment Parcel 106.09-1-6.3 extended;

THENCE in a generally easterly direction, passing through New York State Route 3, to the northwesterly corner of Jefferson County Assessment Parcel 106.09-1-6.3;

THENCE in a generally northerly direction, along the easterly highway limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 106.09-1-4;

THENCE in a generally northeasterly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-1-4 and continuing along the extension thereof to the westerly boundary of Jefferson County Assessment Parcel 106.09-2-66;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcels 106.09-2-66, 106.00-1-2.7, 106.00-1-2.11, and 106.00-1-3 to a point in the southern boundary of Jefferson County Assessment Parcel 106.05-1-6.21;

THENCE in a generally westerly direction along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-6.21 to the easterly Highway Limits of New York State Route 3;

THENCE in a generally northerly direction along the easterly Highway Limits of New York State Route 3 crossing County Route 72 (Harborview Road) to the northeasterly road margin of County Route 72 (Harborview Road);

THENCE in a generally southeasterly direction, along the northeasterly road margin of County Route 72 (Harbor View Road) to the northerly boundary of Jefferson County Assessment Parcel 106.00-1-2.12;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.00-1-2.12 to the northeasterly corner of Jefferson County Assessment Parcel 106.00-1-2.12;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.00-1-2.12 and 106.00-1-2.9 to the southeasterly corner of Jefferson County Assessment Parcel 106.00-1-2.9;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.00-1-2.9 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-1.1;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 106.09-2-1.1 to an easterly interior corner of Jefferson County Assessment Parcel 106.09-2-1.1;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-1.1, 106.09-2-2, 106.09-2-3 and 106.09-2-4 to the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-5;

THENCE in a generally northeasterly direction, along the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the northeasterly corner of thereof;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the southeasterly corner thereof;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2- 8;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-8 and 106.09-2-9 to the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-15;

THENCE in a generally northeasterly direction, along the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-15 to the northeasterly corner of Jefferson County Assessment Parcel 106.09- 2-15;

THENCE In a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-15, 106.09-2-16 and 106.09-2-18 to the northwesterly corner of Jefferson County Assessment Parcel 106.09-2-19.1;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-19.1 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-19.1;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-19.1 to the northerly road margin of County Route 71 (Penney Road);

THENCE in a generally easterly direction, along the northerly road margin of County Route 71 (Penney Road) to the easterly boundary of Jefferson County Assessment Parcel 106.09-2-19.2;

THENCE in a generally southerly direction, crossing County Route 71 (Penney Road), to the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20 to the southeasterly corner thereof;

THENCE in a generally southerly direction, along the extension of the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20, to the northeasterly interior comer of Jefferson County Assessment Parcel 106.09-2-21.1;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the northeasterly comer thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the northeasterly comer of Jefferson County Assessment Parcel 106.09-2-28:

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-28 to the southeasterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the northeasterly corner thereof,

THENCE in a generally southwesterly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the southeasterly comer thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-48;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-48 to its easterly interior corner;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-3-48 to the northeasterly comer thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-48 to the centerline of Stony Creek;

THENCE in a generally easterly direction, along the centerline of Stony Creek as it winds and turns to the northeasterly comer of Jefferson County Assessment Parcel 106.09-3-46;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-46 to its southeasterly corner;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-46 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-43;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-43 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-43 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-42;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-42 to the northerly boundary of Jefferson County Assessment Parcel 106.09-3-41;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcels 106.09-3-41 and 106.09-3-49 to the most northerly corner of Jefferson County Assessment Parcel 106.09-3-49;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its most easterly corner;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its southeasterly corner;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its southwesterly comer;

THENCE in a generally westerly direction, crossing New York State Route 178, to an angle point on the westerly highway limits of New York State Route 178 at the most easterly comer of Jefferson County Assessment Parcel 106.09-3-38.2;

THENCE in a generally southwesterly direction, along the westerly highway limits of New York State Route 178 to the intersection of said westerly highway limits with the westerly road margin of Town Barn Road;

THENCE in a generally southerly direction, along the westerly road margin of Town Barn Road to the southeasterly comer of Jefferson County Assessment Parcel 106.09-3-51;

THENCE In a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 106.09-3-51 and 106.09-3-52, and continuing, along the extension of the southerly boundary of Jefferson County Assessment Parcel 106.09-3-52 to the centerline of Stony Creek;

THENCE in a generally southwesterly and westerly direction, along the centerline of Stony Creek as it winds and turns, crossing New York State Route 3, to the southwesterly corner of Jefferson County Assessment Parcel 106.13-1-7;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 106.13-1-7 to the northwesterly comer thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.13-1-7 to the boundary of the Henderson Fire and Light District;

THENCE In a generally northerly direction, along the boundary of the Henderson Fire and Light District, to the southwesterly comer of Jefferson County Assessment Parcel 106.13-1-4;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.13-1-4 to the southerly road margin of County Route 152 (Danley Road);

THENCE in a generally westerly direction, along the southerly road margin of County Route 152 (Danley Road) to a point in the southerly extension of the westerly boundary of Jefferson County Assessment Parcel 105.12-1-35.1;

THENCE in a generally northerly direction, westerly direction and northerly direction along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-35.1 to its northwesterly corner;

THENCE In a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-33 to its southwesterly corner;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-33 to the southeasterly corner of Jefferson County Assessment Parcel 105.12-1-22;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 105.12-1-22 and 105.12-1-21 to the southwesterly corner of Jefferson County Assessment Parcel 105.12-1-21;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-45 to its southeasterly corner

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 105.12-1-45 to the northeasterly comer of Jefferson County Assessment Parcels 105.12-1-44;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southeasterly corner thereof;

THENCE in a generally southwesterly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southwesterly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southeasterly comer of Jefferson County Assessment Parcel 105.12-1-41;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 105.12-1-41 to the southwesterly comer thereof;

THENCE in a generally northwesterly direction, passing through Jefferson County Assessment Parcel 105.00-1-11.1 to the southeasterly comer of Jefferson County Assessment Parcel 105.12-1-39;

THENCE in a generally northeasterly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-39 continuing along the extension of said easterly boundary, to the northerly road margin of Fargo Road;

THENCE in a generally easterly direction, along the northerly road margin of Fargo Road to its intersection with the southerly road margin of County Rou\e 178 (Military Road);

THENCE in a generally northerly direction, along the southerly margin of County Route 178 (Military Road) to a comer thereof;

THENCE in a generally westerly direction, along the southerly margin of County Route 178 (Military Road) to its intersection with the southerly extension of the westerly boundary of Eastman Tract.

THENCE in a generally northeasterly direction, crossing County Route 178 (Military Road) to the intersection of the northerly margin of County Route 178 (Military Road) and the westerly boundary of Eastman Tract;

THENCE in a generally northeasterly direction, along the westerly boundary of Eastman Tract to the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.3;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.3 to the most westerly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcels 105.12-1-14.3 and 105.12-1-14.12 to the northwesterly comer of Jefferson County Assessment Parcel 105.12-1-14.12;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the most westerly comer thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the westerly boundary of Eastman Tract;

THENCE in a generally northeasterly direction, along the westerly boundary of Eastman Tract to the southerly boundary of Jefferson County Assessment Parcel 105.08-1-32;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.08-1-32 to a comer thereof;

THENCE in generally northerly, westerly, northerly and northeasterly directions, along the westerly boundary of Jefferson County Assessment Parcel 105.08-1-32 to the southwesterly corner of Jefferson County Assessment Parcel 105.08-1-31;

THENCE in a generally norther\y direction, along the westerly boundary of Jefferson County Assessment Parcel 105.08-1-31 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 105.08-1-31 to the shoreline of Lake Ontario (Henderson Harbor);

THENCE in a generally southerly, easterly, northerly, and northeasterly direction, along the shoreline of Lake Ontario (Henderson Harbor) as it winds and turns to the POINT OF BEGINNING.

Containing approximately 1,195± Acres of land per Jefferson County Tax Maps, more or less.

ALSO INCLUDING in the above-described Henderson Sewer District No. 1 (as clarification), any lands underwater that may have been granted by the State of New York,

within Jefferson County Assessment Parcel 105.12-1-23.1, that are part of boat access, docking and/or boat storage facilities.

SUBJECT TO the right, title or interest of the public in all streets, highways and roads which are contained within the above-described parcel of land, as they may apply.

IT BEING the intent to describe the lands shown on a map titled "Proposed Sewer District No. 1 Map, Town of Henderson, Jefferson County New York", dated August 15, 2017, revised October 02, 2019, prepared by GYMO, Architecture, Engineering & Land Surveying, D.P.C., Watertown, New York.

SCHEDULE "B"
Financing Plan
Funding Scenario Cost Status

	Number of EDU's	*590.5*
	Total Project Cost	$51,300,000
Grants	Enhanced WIIA Grant	$20,615,500
	WQIP Grant	$9,069,000
	BIL Grant	$14,948,250
	NRBC Grant	$1,000,000
	Total Grant Funding (%)	*89%*
Loan Terms	EFC Financing (30yr term, 0% Interest)	$5,650,000
	Annual Debt Service	$188,333
	Annual Debt Service Per EDU	**$316**
Operational Costs	Annual Town O&M Cost	$382
	Annual Town SLA Cost	$89
User Cost	**Total Annual First Year User Cost (cost to typical property)**	**$790**

MOTION
APPOINTMENT OF ZBA & PLANNING BOARD CLERK
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0
Motion to appoint Wendy Flagg as ZBA and Planning Board clerk to replace Marlene Norfolk upon resignation to take effect March 1, 2026.

Focus Area – Supervisor Richmond will acquire liaison for Highway Department & Sanitation as both should be handled together.

MOTION
ASSESSOR CELL PHONE
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to allow assessor to use cell phone provided by Town of Lyme and share the phone bill with them instead of having two phones to handle.

Comprehensive plan update by Councilperson Owen a public hearing date for Comprehensive Committee is set for March 24, 2026 at 6:30PM at Town of Henderson Meeting room located at 12105 Town Barn rd. in Henderson, NY. Would like Town Board to set date or their Public Hearing to be held.

MOTION
COMPREHENSIVE PUBLIC HEARING DATE
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to set Comprehensive Plan Public hearing date for April 21, 2026 at 6:00PM at Community Hall located at 8939 NYS Rte. 178, Henderson, NY 13650.

MOTION
COMPREHENSIVE PLAN SEND FOR 239-M REVIEW
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to approve having Comprehensive Plan sent to Jefferson County Planning for 239 – M review.

Councilperson Poulin did review of Focus Items.

RESOLUTION# 2026-03-10-0038
Town of Henderson CSC TASK FORCE

WHEREAS The Town Board passed resolution #2025-02-11-034 to adopt the NY State Climate Smart Community (CSC) Pledge
WHEREAS Establishing a CSC Task Force that supports steady progress on local climate mitigation and adaptation.
NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Henderson:
Appoint members of the Community Development Commission (CDC) as the Town of Henderson Climate Smart Community (CSC) Task Force.

A list of the CDC members, as of March 2026, and the organizations/groups they represent as follows:

Martin Clement	Henderson Community Improvement Group
Dana Keefer	Henderson Community Improvement Group
John Bateman	Resident
Colman McGann	Hamlet of Henderson NY Forward Committee
Torre Parker-Lane	Councilwoman, Town of Henderson NY
David Poulin	Councilman, Town of Henderson NY

The CSC Task Force has the following responsibilities and duties:

- serves as a central body of leadership that promotes and supports climate mitigation and adaption in the community.
- acts as an advisory board that advises and collaborates with the Town Board to accomplish plans, programs, and activities that are part of the CSC Certification program.

The foregoing Resolution was offered by Board Member, Owen, and seconded by Board Member, Parker Lane, and upon roll call vote of the Board was duly adopted as follows:

YES NO
Karen Richmond, Supervisor Yes
Matthew Owen Yes
Torre Parker-Lane Yes
David Poulin Yes
Lindsay Witmer Absent

RESOLUTION # 2026-03-10-039
Town of Henderson Community Development Charter

WHEREAS one of the key duties of the Town board is to provide strategic direction and big-picture planning.
WHEREAS the Town Board has limited capabilities and resources.
WHEREAS the Town Board of Henderson believes in the power of collaboration and teamwork.
WHEREAS the charter is revised to denote the additional responsibility of the commission to concurrently serve as the Climate Smart Community Task Force.
NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Henderson:
Approves the attached charter creating the Town of Henderson Community Development Commission.

The foregoing Resolution was offered by Board Member, Owen, and seconded by Board Member, Parker Lane, and upon roll call vote of the Board was duly adopted as follows:

YES NO
Karen Richmond, Supervisor Yes
Matthew Owen Yes
Torre Parker-Lane Yes

David Poulin Yes
Lindsay Witmer Absent

Town of Henderson, New York
Community Development Commission Charter

Message from the Town Board of Henderson

The Town Board of Henderson believes in the power of collaboration and teamwork and welcomes members of the community to serve on the Community Development Commission (CDC). The Town Board is looking for dedicated volunteers who are passionate about restoring and preserving the harbor and hamlet of Henderson. We are fortunate that Henderson has so many talented residents with a variety of skills and talents that can bring positive changes to our town. If you are passionate about Henderson and our community, please consider volunteering for this worthy cause.

Mission

The Community Development Commission's mission is to bring together the local residents of Henderson to identify, obtain funding, and oversee community and economic development projects that will help both the town become stronger and more resilient into the future. The CDC will also concurrently serve as the Climate Smart Community Task Force.

Overview

The Community Development Commission shall determine the needs, possibilities, and resources of the Town regarding community restoration and preservation. All commission actions and plans will be in alignment with the town's latest Comprehensive Plan information. The Community Development Commission will then work jointly with the Town Board to develop a long-term restoration and preservation plan for the Town. Once the plan is developed, the Community Development Commission will lead implementation of the plan, jointly with the Town Board.

The purpose of the Commission is to facilitate the coordination of recommendations and initiatives resulting from the Town of Henderson Comprehensive Plan, revitalization plans, Pro Housing Community initiatives, Climate Smart Community initiatives, etc. The Commission can also serve in an advisory capacity to the Town Board as requested. The commission shall consult with the town board, the planning board and other local organizations including the Henderson Historical Society, Henderson Business & Community Council, Henderson Performing Arts, Henderson Community Improvement Group and others.

Committee Structure

The Community Development Commission consists of nine voting members. The desired committee makeup is a diverse mix of residents, town board members (maximum of two), members of existing committees and organizations, and local business owners. All members will be appointed by the Town Board in accordance with Local Law #46A. A quorum will consist of at least 5 members.

The Committee will meet regularly with suggested frequency of monthly. Additional meetings may be scheduled on an as needed basis. The meeting can be held remotely if desired. The Committee is to conduct its proceedings in compliance with the Open Meetings Law (Public Officers Law sections 100-111) and maintain minutes of the meetings.

RESOLUTION # 2026-03-10-040
Town of Henderson Water System Distribution Consultant

WHEREAS NYS DOH subpart 5-4 requires a certified person in responsible charge of the operation and maintenance of the distribution system.
WHEREAS the town employs a licensed D class technician but the town would benefit from a highly experienced licensed person to consult with developing strategies on break mitigation and repairs, consultation on new hook ups and on flushing protocols.
NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Henderson:
Will pay Gregory Ingerson a monthly stipend of $250 to provide consultation services to the town's licensed D class technician. This will stipend is effective for the remainder of 2026 and will need to be renewed annually at the Organizational Meeting.

The foregoing Resolution was offered by Board Member, Owen, and seconded by Board Member, Parker Lane, and upon roll call vote of the Board was duly adopted as follows:
YES NO
Karen Richmond, Supervisor Yes
Matthew Owen Yes
Torre Parker-Lane Yes
David Poulin Yes
Lindsay Witmer Absent

BOARD COMMENTS: None

PUBLIC COMMENTS: Sara Sibrava remarks on sewer district, Income Survey, easements. Christine Kellar advises Board about not being able to title a chassis, it has to be a whole truck. Tom Kerber remarks on sewer project, water quality and income survey as it relates to senior apartments. Lisa Kerber remarks on income survey. Sally Jones remarks on water quality. Judi McKee Sanders remarks on water quality. Ginger Cook remarks on sewer schedule, SEQRA review, handouts on website and packets for meeting.

MOTION
ENTER INTO EXECUTIVE SESSION
On a motion by Councilperson Parker Lane, seconded by Councilperson Owen, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to enter into executive session to discuss personnel issues.

MOTION

EXIT EXECUTIVE SESSION

On a motion by Councilperson Parker Lane, seconded by Councilperson Owen, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to exit executive session.

Respectfully submitted,
Wendy Flagg / Town Clerk/Collector

All Town meetings held at 12105 Town Barn Rd., Henderson, NY 13650

March 18 (Wednesday) Zoning Board of Appeals	6:00PM
March 19 (Thursday) Recreation Commission Meeting	7:00PM
March 24 (Tuesday) Comprehensive Plan Public Hearing	6:30PM
April 07 (Tuesday) Planning Board Meeting	5:30PM
April 21 (Tuesday) Public Hearing on Sewer Dist. #1 & Comprehensive Plan	6:00PM
April 22 (Wednesday) Zoning Board of Appeals Hearing	6:00PM
April 28 (Tuesday) Town Board Meeting	6:00PM